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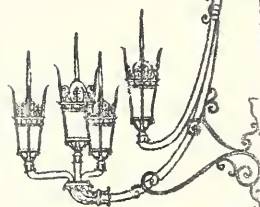
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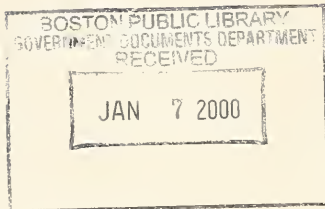
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DECEMBER, 1968

BOSTON LOCAL PUBLIC OPEN SPACE -
THE EXISTING RESOURCES AND THE NEEDS

BOSTON REDEVELOPMENT AUTHORITY
PLANNING DEPARTMENT

3311

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I. EVALUATION OF LOCAL FACILITIES

It has been said that "a standard is only a blunt tool -- useful only as a general guide." (John Howard, "Planning for Recreation in the Modern City"). It is dangerous to evaluate anything, and particularly open space resources, by too strict a standard or measure. Certainly we cannot afford to carve out as much land for open space in an existing urban environment as we can set aside in planning new towns and suburbs. Nor can we always site a facility in the most desirable location. Nevertheless, standards, used cautiously, can serve both as an ideal and as a measure for comparing environments.

Some of the types of standards which can be used to evaluate open space are:

1. standards indicating the optimum amount of open space in relation to population served. Often this is stated as acres/1,000 population.
2. standards for service areas. Time and distance factors determine a reasonable area which can be served by a particular facility.
3. standards of accessibility. Nuisances and barriers affect the usefulness of recreation resources as well as the time and distance required to get to a facility, i.e. the service area.
4. standards of design. The character of a facility and the degree to which it encourages and sustains intense use affects its value as a recreational resource.

None of these standards, taken alone, is a reliable measure of the degree to which an area is adequately served by recreation facilities. For instance, an area may be "covered" by the service areas of facilities which are too small to sustain activities residents require. Or an area may have a generous amount of open space, but it may be inaccessible or concentrated in a single location.

In this report, Boston's local outdoor recreation facilities have been evaluated in terms of each of the standards recorded above. In addition, condition has been applied as a measure of the quality and usability of outdoor recreation facilities. In bringing together these various indicators, it is hoped that an overall evaluation can be made of the recreation resources in each planning area and in the city as a whole.

A. The Adequacy of Local Facilities - Amount and Distribution of Open Space.

1. Approach

In order to determine appropriate measurements for the adequacy of Boston's open space acreage, many sets of standards were examined. From various sources, a composite "typical" standard was devised for neighborhood parks, playgrounds and playfields. A second set of standards set forth in the Philadelphia Comprehensive Plan were also reviewed. It is interesting to note that the two sets of standards are similar in service areas prescribed but differ significantly in the population to be served. Density is the key to this difference. Whereas the typical standard for playgrounds indicates a 1/4 to 1/2 mile radius with a population of 3-4,000, Philadelphia refers to a population of 10-12,000 for a service area of the same size. The Philadelphia standards are much more consistent with urban densities and land economics and are adopted by this report as suitable guidelines for Boston.

The recommended standards, as well as the "typical" standards they supercede are as follows:

	<u>Size</u>	<u>Service Area</u>	<u>Pop.</u>	<u>Acres/1,000</u>
<u>Playgrounds</u>				
typical	3-5 acres	$\frac{1}{4}$ - $\frac{1}{2}$ mile	3-4,000	1.25
Phil.-Boston	3-8 acres	$\frac{1}{4}$ - $\frac{1}{2}$ mile	10-12,000	.40-.60
<u>Playfields</u>				
typical	12-20	1-1 $\frac{1}{2}$ miles	15-25,000	1-1.25
Phil.-Boston	8-20	1-1 $\frac{1}{2}$ miles	60-75,000	.15-.25
<u>Neighborhood Parks</u>				
typical	2-5 acres	ca $\frac{1}{2}$ mile	2,000	1-2.00
Phil.-Boston	1-5 acres	$\frac{1}{4}$ - $\frac{1}{2}$ mile	10-12,000	.40-.60

It is recommended that within this prescribed range, service areas be adjusted according to density, so that service area diminishes with an increase in density. Thus, for high density areas (over 91 persons per net acre) the service area for playground should be $\frac{1}{4}$ mile, whereas in medium to low density areas the service area should be $\frac{1}{2}$ mile.

The following descriptions of the various types of facilities should explain the different populations and areas served by each of them:

1. "playgrounds" refers to facilities of between 3 and 8 acres designed primarily for the active play of children between 6-13 years. Space and equipment for informal games, softball and basketball are provided as a minimum. Larger facilities (over 6.00 acres) can support baseball or football. Often, facilities for play of very young children or of teen agers are included.
2. "playfield" indicates facilities of over 8.00 acres which can support active organized team sports and provides, as a minimum, facilities for softball, baseball, football, basketball and tennis. Primarily for the use of teen agers and adults, a playfield may also include areas for play of younger children and quiet activities of all ages. Ideally a part of a major community center, a playfield serves 5 or 6 playground areas.
3. "neighborhood park" refers to 1-5.00 acre facilities geared particularly to the young and old and to neighborhood activities. Usually landscaped, neighborhood parks may also be very urban in character. They may combine areas for active play of children with areas for quiet games and social gathering of adults.

In addition to these local facilities there are also "vest pocket" facilities of under 1.00 acre. These may be tot lots or sitting areas or basketball courts, depending on the needs of the area served. Required especially in high density areas, these facilities should be spaced every several blocks.

2. Procedure

For each planning area, the total acreage in each category (neighborhood parks, playgrounds, playfields) was divided by the planning area population to obtain acres/1,000.¹ These figures have then been compared with the appropriate standards to determine whether the planning areas are adequately served according to this measurement.

To determine how well recreation facilities are distributed, the recommended service areas for those facilities have been superimposed on base maps indicating population distribution. In this way it was possible to calculate roughly the number of people unserved by standard sized facilities in any particular area. In the case of playgrounds, facilities of somewhat less than standard size (2-3 acres) were said to partially serve their immediate area.

1. In determining an acre/1,000 population figure for each type of local facility it is difficult to adjust for situations where

1

one type of facility serves the function of another facility. For instance, a playfield can serve the function of a playground for its immediate neighborhood. Similarly, a major park can serve as a neighborhood park for the area adjacent to it. Yet it is difficult to determine precisely how much of the acreage of a large facility can be counted as serving a local use.

In the case of playfield, it was decided that 5 acres, or the upper range of the standard for playgrounds, could be credited to an area served by a playfield.

The problem is greater in the case of neighborhood parks. Facilities categorized as playfields occasionally function as parks, and elements in the major park system - the Charles Embankment, the Fens, even the Arboretum - serve as neighborhood facilities for their immediate areas. However, it is almost impossible to ascribe a certain acreage of these major parks to local use. For this reason, acres/1,000 population for neighborhood parks has only been used in those areas not served by elements of the major park system.

3. Results Overall

a. Playfields

The City of Boston appears to be fairly adequately served by playfields. In terms of acres/1,000 only four¹ of the sixteen planning areas fail to meet recommended standards for Boston. Furthermore, in each of these cases the areas has no fields of its own but is within a reasonable service area of facilities in other planning areas.

Distribution of playfields is also fairly good. Only two per cent of the city's residents live more than 1½ miles from a standard size facility. Eleven of the planning areas are covered by the service areas of standard playfields. Those areas least well-served according to this measurement are Parker Hill - Fenway (6 percent unserved) and Brighton (8 percent unserved).

b. Playgrounds

Boston is not so well served by local playgrounds. Five planning areas do not meet recommended standards of acres/1,000 population. Of these, Back Bay (.01) and Downtown - Downtown North (.26) have the lowest rates. The other three, South Boston, East Boston, and South End, just miss the recommended amount. At the other end of the scale, five areas exceed the recommended standard. Highest among these are Charlestown (1.01) and Beacon Hill - West End (1.26). The latter is the only area which meets typical standards.²

Boston's playgrounds are distributed in such a way that approximately 1/3 of its residents are not adequately served by standard facilities. Back Bay is the least well served, with approximately 2/3 of its residents living more than 1/2 mile from a playground. Hyde Park is next with 50 percent unserved followed by Roslindale, Roxbury-North Dorchester, South Boston, and Brighton with between 35 and 45 percent of the population unserved in each.

c. Neighborhood Parks

As has been noted above, it is almost impossible to determine the amount of acreage in Boston's major park system which serves a local use. Strictly local facilities account for

1 Back Bay, South End, Downtown-Downtown North, Jamaica Plain

2 Beacon Hill meets standards only if it is credited with acreage of the playfield on the Charles Embankment not easily accessible. Playground space within the residential area totals only .30 acres.

only .06 acres/1,000 of the city's population. Although it is probably safe to say that residential areas served by the major park system have an adequate amount of parkland, other areas - especially East Boston (.05 acre/1,000) the North End (.12/1,000) and the South End (.16/1,000) are in need of additional park acreage.

In terms of service area, approximately 1/3 of Boston's residents are inadequately served by neighborhood parks. The fairly suburban areas of Orient Heights (100% unserved), Hyde Park (97%) and West Roxbury (75%) are the least well served. Other areas with more than 1/3 unserved are Brighton (41%), Dorchester (51%), East Boston (65%), and Roslindale (35%). Back Bay and Downtown - Downtown North each have approximately 17 percent of their populations unserved.

PLAYFIELDS

Planning Area and Population (1965)	Total Acres (over 8.00)	Acres /1000 Pop.	Comparison to Standards		
			Typical 1-1.25/1000	Boston & Philadelphia .15-.25/1000	Acres deficient by Boston-Phila. Standard
Back Bay 14,635	---	0	-1	-	2.0-3.5
Beacon Hill West End 4,192	9.75	2.33	+	++	0
Brighton 58,515	23.44	.40	-	++	0
Charlestown 16,381	12.38	.76	-	++	0
Dorchester 151,212	85.42	.56	-	++	0
Downtown-Downtown North 20,964	---	0	-	-	3.0-5.0
East Boston 29,335	17.67	.60	-	++	0
Hyde Park 39,755	25.94	.65	-	++	0
Jamaica Plain 42,430	---	0	-	-	6.3-10.6

PLAYFIELDS

Planning Area and Population (1965)	Acres (over 8.00)	Acres/1000 Pop.	Comparison to Standards			Acres deficient by Boston-Phila. Standard
			Typical 1-1.25/1000	Boston & Philadelphia .15-.25/1000		
Orient Heights 10,457	8.31	.79	-	++		0
Parker Hill-Fenway 25,154	11.54	.46	-	++		0
Roslindale 38,742	9.63	.25	-	+		0
Roxbury-North Dorchester 67,605	13.00	.19	-	+		0-3.7
South Boston 39,846	57.00	1.43	+	++		0
South End	---	0	-	-		3.7-6.2
West Roxbury 28,941	10.83	.37	-	++		0
TOTAL (613,090)	284.91	.46	14 of 16 areas inadequately served	4 of inadequately served		

1 Explanation of symbols: - does not meet standard
+ meets standard
++ more than meets standard

PLAYGROUNDS

Local Playground Facilities

Planning Area and Population (1965)	Under 3 Acres	3 Acres or more	Total	Acres/ 1000	Acres in Facilities Serv. Func. of Plgnd.1	Comparison to Standards			
						Total Acres/ 1000	Typical 1.25/1000	Boston & Phila. .40- .60/1000	Deficient by B-P Standards
Back Bay 14,635	.25 ²	---	.25	.01	---	.25	.01	-	4.5-8.5
Beacon Hill- West End 4,192	.30	---	.30	.07	5.00	5.30	1.26	++	0
Brighton 58,515	7.05	23.08	30.13	.51	10.00	40.13	.69	++	0
Charlestown 16,381	1.22	10.02	11.24	.69	5.00	16.24	.99	++	0
Dorchester 151,212	10.61	64.34	74.95	.50	20.00	94.95	.63	++	0
Downtown- Downtown North 20,964	1.86	3.60	5.46	.26	---	5.46	.26	-	3-7.0
East Boston 29,335	---	5.13	5.13	.17	5.00	10.13	.35	-	12-18.0
Hyde Park 39,755	3.05	28.83	31.88	.80	5.00	36.88	.93	++	0
Jamaica Plain 42,430	5.68	11.55 ²	17.23	.41	served partly by Mission Hill & Play- stead	20.23	.48	+	0-5.0

PLAYGROUNDS

Local Playground Facilities

Planning Area and Population (1965)	Under 3 Acres	3 Acres or more	Local Playground Facilities		Acres in Facilities Serv. Func. of Pland.	Total Acres/ 1000	Total Acres/ 1000	Comparison to Standards		
			Total	Acres/ 1000				Typical 1.25/1000	Boston & Phila. .40- .60/1000	Acres Deficient by B-P Standards

Orient Heights 10,457	.93 ²	---	.93	.09	5.00	5.93	.57	-	+	0
Parker Hill- Fenway 25,154	3.19 ²	5.00	8.19	.33	3.00	11.19	.44	-	+	0-3.8
Roslindale 38,742	4.70	7.57	12.27	.32	5.00	17.27	.44	-	+	0-6.1
Roxbury-North Dorchester 67,605	8.94	16.73	25.67	.38	served partly by Playsteed 2.00	27.67	.41	-	+	0-12.5
South Boston 39,846	3.35	5.20	8.55	.21	5.00	13.55	.34	-	-	2-9.8
South End 24,926	1.37	7.97	9.34	.37	---	9.34	.37	-	-	.7-5.66
West Roxbury 28,941	1.57	12.18	13.75	.48	5.00	18.75	.65	-	++	0

TOTAL 613,090	54.42	204.70	259.12	.42	78.00	337.12	.55	-	+	15 of 16 areas inadequately served	5 of 16 areas inadequately served
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Footnotes

¹ Playfields with playground-type facilities were considered to serve a playground function for the local neighborhood. The 5.00 acre maximum was used as the maximum acreage of playground space serving the local neighborhood.

² Includes local playgrounds in major park system.

³ Explanation of symbols: - does not meet standard

+ meets standard

++ more than meets standard

POPULATION SERVED BY PLAYFIELDS (OVER 8.00 ACRES)

Planning Area	Well Served		Adequately Served		Unserved		Undeter.		Total, 1960
	No.	%	No.	%	No.	%	No.	%	
Back Bay	7,000	39	10,000	55	--	--	1,000	6	18,000
Beacon Hill-West End	9,000	100	--	--	--	--	--	--	9,000
Brighton	35,000	55	21,000	33	5,000	8	3,000	4	64,000
Charlestown	13,500	77	1,500	8	--	--	2,700	15	17,700
Dorchester	137,500	88	10,000	7	1,000	1	7,000	4	156,000
Downtown - Downtown North	7,500	42	7,500	42	--	--	3,000	16	18,000
East Boston	31,000	100	--	--	--	--	--	--	31,000
Hyde Park	27,500	81	5,500	16	500	2	500	1	34,000
Jamaica Plain	32,500	83	5,000	13	--	--	1,800	4	39,300
Orient Heights	12,000	100	--	--	--	--	--	--	12,000
Parker Hill-Penway	20,500	47	17,500	40	2,500	6	3,300	7	43,800
Roslindale	36,500	86	4,500	11	1,500	3	--	--	42,500
Roxbury-North Dorchester	51,500	64	26,000	32	--	--	3,500	4	81,000
South Boston	33,000	79	6,000	14	--	--	3,000	7	42,000
South End	23,000	73	6,000	19	--	--	2,400	8	31,400
West Roxbury	20,500	77	4,500	17	--	--	1,500	6	26,500
Total	<u>497,500</u>	<u>74%</u>	<u>125,500</u>	<u>19%</u>	<u>10,500</u>	<u>2%</u>	<u>33,200</u>	<u>5%</u>	<u>666,200</u>

POPULATION SERVED BY PLAYGROUNDS OF 2.00-8.00 ACRES

Planning Area	Well Served		Adequately Served		Unserved		Undet.		1960 Total
	No.	%	No.	%	No.	%	No.	%	
Back Bay	500	2.8	4,500	25.0	12,000	66.6	1,000	5.6	18,000
Beacon Hill - West End	9,000	100	--	--	--	--	--	--	9,000
Brighton	15,500	24.2	22,500	35.2	23,000	35.9	3,000	4.7	64,000
Charlestown	5,500	31.1	8,500	48.0	1,000	5.6	2,700	15.3	17,700
Dorchester	87,000	55.8	36,000	23.1	26,000	16.7	7,000	4.5	156,000
Downtown - Downtown North	6,500	36.1	8,000	44.5	--	--	3,500	19.4	18,000
East Boston	18,000	58.0	6,000	19.4	7,000	22.6	--	--	31,000
Hyde Park	10,000	29.4	7,000	20.6	17,000	50.0	--	--	34,000
Jamaica Plain	17,000	43.2	12,500	31.8	8,000	20.4	1,800	4.6	39,300
Orient Heights	9,000	75.0	1,000	8.3	2,000	16.7	--	--	12,000
Parker Hill - Fenway	14,500	33.1	12,500	28.5	13,000	29.7	3,800	8.7	43,800
Roslindale	14,000	32.9	11,500	27.1	17,000	40.0	--	--	42,500
Roxbury-North Dorchester	17,000	21.0	26,000	32.1	32,000	39.5	6,000	7.4	81,000
South Boston	13,000	31.0	10,000	23.8	16,000	38.1	3,000	7.1	42,000
South End	5,000	15.9	15,500	49.4	8,000	25.5	2,900	9.2	31,400
West Roxbury	8,500	32.1	5,000	18.9	11,500	43.4	1,500	5.6	26,500
TOTAL	<u>250,000</u>	<u>37.5</u>	<u>186,500</u>	<u>28.0</u>	<u>193,500</u>	<u>29.1</u>	<u>36,200</u>	<u>5.4</u>	<u>666,200</u>

POPULATION SERVED BY LOCAL PARKS (1-5 acres)

Planning Area	Well Served		Adeq. served		Unserved		Undet.		Total 1960
	No.	%	No.	%	No.	%	No.	%	
Back Bay	7,000	38.9	7,000	38.9	3,000	16.7	1,000	5.5	18,000
Beacon Hill-West End	7,000	77.8	2,000	22.2	--	--	--	--	9,000
Brighton	23,500	36.7	11,000	17.2	26,500	41.4	3,000	4.7	64,000
Charlestown	11,500	64.9	2,800	15.8	700	4.0	2,700	15.3	17,700
Dorchester	44,000	28.2	28,500	18.2	79,500	51.0	4,000	2.6	156,000
Downtown-Downtown No.	7,500	41.8	4,000	22.2	3,000	16.7	3,500	19.4	18,000
East Boston	11,000	35.5	--	--	20,000	64.5	--	--	31,000
Hyde Park	--	--	--	--	33,000	97.1	1,000	2.9	34,000
Jamaica Plain	16,500	42.0	16,000	40.7	5,500	14.0	1,300	3.3	39,300
Orient Heights	--	--	--	--	12,000	100.0	--	--	12,000
Parker Hill-Fedway	17,500	39.9	21,500	49.1	1,000	2.3	3,800	8.7	43,800
Roslindale	12,000	28.2	16,000	37.7	14,500	34.1	--	--	42,500
Roxbury-No. Dor.	39,500	48.7	14,500	17.9	21,000	26.0	6,000	7.4	81,000
So. Boston	26,000	62.0	9,500	22.6	3,500	8.3	3,000	7.1	42,000
South End	10,500	33.4	18,500	58.9	500	1.6	1,900	6.1	31,400
West Roxbury	3,000	11.3	2,500	9.4	20,000	75.5	1,000	3.8	26,500
Total	236,500	35.4	148,500	22.3	243,000	36.5	32,200	4.8	666,200

B. Accessibility

1. Approach

Although it is convenient to delineate service areas of facilities by means of circles on a map, actual walking distance may be greater than the radius indicated. The existence of physical and psychological barriers in the form of traffic hazards, certain land uses, railroad tracks, breaks in terrain, etc., inhibit the use of recreation facilities.

An attempt has been made, therefore, to identify the following types of barriers:

- collector and/or business streets
- heavy traffic streets
- rapidly moving traffic stopped occasionally
- expressway or railroad with access way
- expressway or railroad without access interfering
- land use
- multiple barriers (any combination of the above)

It is recognized that there is a difference in the degree to which a street or land use acts as a barrier. This difference is conditioned by the age and ability of the users and by the appeal of the facility. For instance, a heavy traffic street may hinder use of a facility by small children or elderly, but it would not deter teenagers or young adults. Similarly, the presence of an expressway might discourage use of a small park by people within its service area, whereas the expressway might not be as much of a barrier to a major park or playfield. Nevertheless, the fact that non-local facilities often serve local needs means that minor barriers adjacent to a facility may hinder at least part of its function. Therefore, minor barriers have been considered in all cases.

2. Procedure

In order to determine the accessibility of Boston's local recreation facilities, a map indicating barriers of various types was compiled from field surveys and the following sources:

- 1967 Summer Survey of Public Open Space
- City of Boston Major Streets Map
- City of Boston Thoroughfare Plan (adjusted for existing conditions)
- Existing Land Use Map, (1965-1975 General Plan for the City of Boston)

3. Results

Close to half (43%) of all local outdoor recreation facilities have traffic or land use barriers which inhibit their use. Single barriers are found in 30% and multiple barriers in 13% of all facilities. The most prevalent kinds

Accessibility of Local Facilities by Planning Area

	Total	No Barrier	Collector/Business Street	Heavy Traffic Street	Rapidly Moving Traffic Stopped Occasionally	Expressway or Railroad With Accessway	Expressway or Railroad	Land Use	Multiple Barriers (any combination of 2-7)	Other (incl. not relevant)
Back Bay	Playground									
	Playfield									
	Park	3	1							2
Beacon Hill West End	Playground	2	2							
	Playfield	1				1				
	Park									
Brighton	Playground	9	3	1	2			1	2	
	Playfield	2							2	
	Park	5	1	1	1				1	1
Charlestown	Playground	9	6	1	2					
	Playfield	1					1			
	Park	2	2							

Dorchester

Playground	19	8	3	1			1	6
Playfield	4	3		1				
Park	6	4	1					1

Downtown

Playground								
Playfield								
Park	4							4

Downtown No.

Playground	6	5		1				
Playfield								
Park	4	3		1				

East Boston

Playground	4	3				1		
Playfield	1							1
Park	2	1		1				

Hyde Park

Playground	11	5			3	1		2
Playfield	2	2						
Park	1	1						

Total

No Barrier

Collector/Business Street

Heavy Traffic Street

Rapidly Moving Traffic
Stopped OccasionallyExpressway or Railroad
With Accessway

Expressway or Railroad

Land Use

Multiple Barriers (any
combination of 2-7)

Other (incl. not relevant)

Jamaica Plain

Orient Heights

Parker Hill-Fenway

	Total	No Barrier	Collector/Business Street	Heavy Traffic Street	Rapidly Moving Traffic Stopped Occasionally	Expressway or Railroad With Accessway	Expressway or Railroad	Land Use	Multiple Barriers (any combination of 2-7)	Other (incl. not relevant)
Playground	11	5	2			3		1		
Playfield										
Park										
Playground	1			1						
Playfield	1								1	
Park										
Playground	1			1						
Playfield	1	1								
Park	1		1							

	Total	No Barrier	Collector/Business Street	Heavy Traffic Street	Rapidly Moving Traffic Stopped Occasionally	Expressway or Railroad <u>With Accessway</u>	Expressway or Railroad	Land Use	Multiple Barriers (and combination of 2-7)	Other (incl. not relevant)
Playground	4	2		1	1					
Playfield	1		1							
Park										

City-Wide Totals

Playground	113	61(54%)	12	9	4	8	1	4	14(11%)	0
Playfield	15	7(4%)	1	1	0	1	1	0	4(26%)	0
Park	42	23(55%)	4	3	0	0	0	0	5(11%)	7
Total	170	91(54%)	17	13	4	9	2	4	23(13%)	7

of barriers are collector and business streets and heavy traffic streets, such as Columbus Avenue, Washington Street, and Blue Hill Avenue. Two instances in which streets in these categories cause major problems of accessibility are those of the Barry playground, Charlestown, and the East Boston Memorial Stadium. In both cases, the facilities are separated from the residential areas they serve, and in both cases heavy trucking is a severe hazard to the welfare of children using the facilities.

Rapidly moving traffic, occasionally stopped by traffic lights, creates an access problem for some local facilities as well as for local use of much of the major park system. The latter is true along the Fenway, Arborway and Jamaica Way. It is also true in the case of Franklin Park as it abuts Seaver Street. Truman Highway interrupts the potential service area of certain facilities in Hyde Park. The other notable instance of this kind of barrier is that of Chestnut Hill Park and reservoir.

Storrow Drive, Morrissey Boulevard, and the Southeast expressway each serve as major barriers to the use of important recreation facilities. Storrow Drive severs neighboring residential areas from the facilities on the Charles embankment -- including the playfield serving Beacon Hill and parts of Back Bay and Downtown - Downtown North. The Southeast expressway and Morrissey Boulevard cut off several playgrounds, playfields, and beaches from areas they might serve.

Railroad rights-of-way abut approximately fifteen recreation facilities in South End, Jamaica Plain, Roslindale, Hyde Park and Dorchester. Although there are adequate accessways provided in some cases, and in others the facility's appeal is sufficient to overcome the obstacle, in many cases the facilities existing along the railroad are particularly under-used. Some of these will be eliminated with the construction of the Southwest expressway.

Based on the proportion of facilities having one or more barriers, the planning areas in which access is a particular problem are: Brighton, South End, Jamaica Plain, Roslindale, Hyde Park, and Dorchester. Dorchester has probably the most severe problems.

C. Condition of Local Facilities

1. Approach

As has been suggested, the condition of a facility significantly affects its usefulness and appeal for recreation activity.

For the purposes of this evaluation, condition has been broken down into two categories related to basic and routine maintenance. Basic maintenance refers to improvements and repairs made infrequently. Included here is painting and replacement of worn or broken equipment, restoration of ground surfaces, etc.

Routine or daily maintenance refers to regular clean-up procedures -- removal of litter and debris, sweeping, raking, mowing, etc. that must be done frequently during peak season use.

2. Procedure

The evaluation here is based on a survey of parks and playgrounds (excluding school playgrounds, squares and malls) conducted as part of this study in late summer, 1967. Four teams used a survey questionnaire intended to identify particular indicators of condition. Photographs were taken of each facility as a second check and means of comparison.

Unfortunately, the information is not precise enough to pinpoint flaws which exist in the maintenance of a facility. For instance, it is not possible to determine how much equipment may be missing or broken, or to be sure that because litter and glass was present at the time of the survey that maintenance is always inadequate. The survey does have value, however, as a general indicator of condition and the kinds of maintenance problems that exist.

3. Results

a. Condition as it reflects basic maintenance:

Slightly less than half (47%) of Boston's local facilities show poor basic maintenance. That is, they have at least one of the following characteristics:

- rusty or broken play equipment, backstops, etc.
- broken benches
- pavement which is cracked and uneven,
- unpruned trees and bushes, tree stumps
- significant overgrowth of weeds
- steps, stadia, structures, monuments in need of repair¹
- field surface in great need of being re-rolled, seeded etc.²

Those planning areas in which more than half of the local facilities are in disrepair due to poor basic maintenance are:

Charlestown
 Parker Hill Fenway (all 3)
 Roslindale (4 out of 6)
 Downtown - North (7 out of 9, and
 Roxbury - North Dorchester (11 out of 20)

The area having the best maintained facilities seems to be Hyde Park - where only one of its thirteen facilities is in really poor condition

There is, of course, a correlation between the basic condition of a facility and the degree to which it is used. Play equip-

-
- 1 Damage due to vandalism (burning of field houses, graffiti, etc. was not included
 - 2 Worn grass due to overuse was not included

ment becomes bent, broken, scratched more easily when there is intensive use. However, the defects of condition are often those of neglect rather than damage. For instance, it was not used as a criteria for judging basic condition. However, it should be noted that in at least 30 , or approximately $\frac{1}{3}$ of the playgrounds, parts of equipment were obviously missing at the time of the survey. For instance, few of the swing stands in Boston playgrounds have their full complement of seats. See-Saws were the other principal type of equipment with missing parts. Tennis and other courts generally were observed to be without nets.

It should also be noted that twelve facilities listed in the municipal register are actually undeveloped lots. Four of these are smaller than $\frac{1}{4}$ acre, and an additional six range up to almost an acre. The other two are 4.27 acres and 8.64 acres.¹ Chestnut Hill Park (24.06 acres) could also be considered to be undeveloped.

In addition, six playgrounds are barely usable, consisting of only a paved area without equipment. Three other playgrounds (one consisting of 5.20 acres) have been closed or abandoned. The total acreage of these under-developed resources (excluding Chestnut Hill Park) is 26.68 acres or 10% of the total acreage listed for playgrounds.

Facilities Which Are Undeveloped

	<u>Acres</u>
Alsen playground (Dorchester)	4.27
Thetford St. play area (Dorchester)	.66
Beecher St. play area (Jamaica Plain)	.18
Paul Gore play area (Jamaica Plain)	.74
Hillside St. play area (Roslindale)	.44
Thornton St. play area (Rox. - North Dor.)	.06
Vernon St. play area (Rox. - N. Dor.)	.40
W. Third St. play area (South Boston)	.28
Cumston St. play area (South End)	.02
Bruce St. play area (West Roxbury)	.80

¹ The 8.64 facility - Wallingford playground in Brighton - is in the process of being sold for housing for the elderly.

Acres

Carrolton St. play area (West Roxbury)

.47

Wallingford St. play area (Brighton)²8.64

16.96 acres

(Chestnut Hill Park, Brighton 24.06)

Facilities Which Are Paved, But Have No Equipment

	<u>Acres</u>
Penniman St. play area (Brighton)	.94
Hunter St. play area (Charlestown)	1.40
Byrne Playground (Dorchester)	1.16
Sweeney Playground (South Boston)	.47
Holyoke St. play area (South End)	.04
Wilkes St. play area (South End)	<u>.06</u>
	4.07 acres

Facilities Abandoned or Closed

White Fund play area (East Boston)	.13
Factory Hill Playground (Hyde Park)	5.20
King St. play area (Rox.-N. Dorchester)	<u>.32</u>
	5.65 acres
(Cuttillo skating rink - N. End .29)	
Total acres in underdeveloped facilities	26.68 acres

b. Condition as it reflects routine maintenance:

As with basic maintenance, nearly half (43%) of the local facilities in the city receive poor routine maintenance.

The principal criterion for determining the quality of routine maintenance is the degree to which a facility is free of litter, broken glass, junk, etc. For instance, a playground or park might be somewhat littered and be considered to be in fair condition, but an abundance of litter, or the presence of cans or refuse of obviously long duration would indicate poor maintenance.

According to the survey of August, 1967, only 39 of 160 local facilities were actually cited as being "clean". Seventy-four facilities exhibited some combination of litter, glass or junk and were considered to be in poor condition. The other 47 are either in "fair" or "indeterminate" condition.

Among the characteristics which were recorded most often were:

litter	- 80 times
broken glass	- 38 times
junk	- 17 times

Comments inserted by survey teams included:

"generally dirty," "used as dump"

"filthy", "apalling", and "disgraceful."

According to this measure, all three of Parker Hill - Fenway's facilities and seven of Downtown North's nine facilities are poorly maintained, giving those areas the most consistently low level of maintenance. Hyde Park facilities seem to be best maintained on a routine basis, as only two of thirteen parks and playgrounds are in poor condition. Dorchester receives next best service with twenty of its thirty-four facilities in fair or good condition. Nine other areas average 50% poor maintenance.

There is, again, a strong correlation between heavy use and poor condition. This is likely to be evident in the amount of litter and general dirt found in an area (rather than broken glass, rusty cans, junk, etc.). However, a maintenance program should be geared to the intensity of use of various facilities so that a fairly equal level of condition is maintained throughout.

Other factors which will influence superficial condition are the personal habits of the users, degree of respect which users have for the facilities, and the degree to which a facility encourages cleanliness. In a sense, the latter public agency in designing facilities which are interesting and easy to keep clean, and in encouraging user involvement in planning and maintaining facilities.

D. Character and Variety

It was not within the scope of this report to make detailed evaluations of the design of all of Boston's existing local public open space resources. The evaluation has been confined to comments on the variety in types of facilities provided at the local level and typical design characteristics of local facilities.

Open space provides an opportunity to create various different kinds of environments, adding to the richness of a community.

Yet, the majority of Boston's planning areas are without variety in types of facilities available. Only three areas - Roxbury - North Dorchester, Brighton, and the North End - provide residents with a number of alternative open space facilities.¹

Most of the playgrounds in the city seem to be from the same mold, consisting of benches, swings, climbing bars, and slides in unattractively landscaped or unlandscaped settings. The only variation is in the amount of equipment. There is even a more striking similarity among playfields, due in part to the space requirements of certain sports.

Local facilities do not show a response to their surrounding environments. It would seem that a park in fairly suburban planning area such as Hyde Park or West Roxbury would have an entirely different character from one in the inner core such as the South End, or from a park in South Boston.

However, parks in all of these areas seem to be of the same type. In general, they have the following elements:

- relatively flat topography
- grass as the only ground cover
- linear arrangement of trees along paths or edges
- formalized placement of the path system
- fountains and monuments in the grand manner

Parks such as Independence Square, Franklin and Blackstone Squares, Bunker Hill, and Dorchester Square are of this type. A few of the larger parks such as Ringer, Savin Hill, and Dorchester Park are basically similar except that they have more interesting topographical features.

1

Roxbury - North Dorchester, because of the construction of facilities in recent years through urban renewal, has a number of new parks and playgrounds. It possesses a playground with contemporary equipment and two formal, though intimately scaled, urban parks as well as a plaza. Without these recent facilities, Roxbury - North Dorchester would have little variety.

Brighton has quite a variety of facilities although they are concentrated roughly in the Chestnut Hill Reservoir area. The many alternatives available are a natural pond, a skating rink, a swimming pool, playfield, tot-lot, and a reservoir.

The North End is another planning area which has more variety than most, offering within its small area a park, an urban plaza, swimming and wading pools, and a sports field.

As has already been indicated, acres of Boston's "parkland" are in sites which are totally undeveloped or which are simply asphalt paved. Even those sites which could be considered to be developed typically under-utilize available space and resources. For example:

- few facilities are designed to sustain intensive use. Even in high density areas where space is at a premium, equipment is scant and arrangement of both equipment and landscape elements is haphazard. Little consideration has been given to sequential arrangement of activities. The size of a facility is therefore more important than it needs to be.
- There has been little attempt made to integrate active and passive recreation. Superimposition of pools and rinks on parkland has been done without any visible effort to blend the activities or environments. Consequently, there are abrasive edges of wasted space.
- Playgrounds are generally drab and uninteresting. The standard type of equipment used is unimaginative and offers only a limited range of activities.
- Parks are rarely conducive to social gathering or community use. The arrangement of seats and benches tends to isolate individuals rather than encourage social grouping.
- There is generally a failure to use either topographical variations or vegetation to structure or give identity to local open space.
- There is little provision for winter or evening use of recreation facilities.

II. RECREATION NEEDS IN BOSTON

It is the basic premise of this study that there is now an intense demand for recreational opportunities, and that there will be an increase in the demand for recreation as leisure time increases and as there is a rise in income and education levels.¹

The concern here is to (1) locate those areas in which the need for public recreational opportunities is greatest and (2) determine, if possible, what kinds of local recreation resources are required.

A. Index of Recreation Need

1. Approach

Use of existing facilities has not been considered as an indicator of recreation demand in an area because use is conditioned by the location of a facility and by environmental factors influencing its attractiveness and appeal.

Instead, analysis of areas of need has been based on the proposition that certain identifiable socio-economic factors "intensify the need for recreational, informal educational and group work services..."² An attempt has been made to plot data which reflect those factors. The information selected and the relevance of this information to a determination of recreation needs is as follows:

a. family income

Low income families are less able to provide for their own recreation than are middle and upper income families. Transportation to recreation facilities is more likely to be a problem for low income families.

b. density

Recreation requirements increase with an increase in the number of persons per acre.

1 ORRRC report #20. Participation in Outdoor Recreation.

2 Profile for Planning UCS

c. room crowding

A high rate of room crowding, indicating a lack of play space for children as well as private space for adult leisure, suggests a need for public recreation facilities.

d. single unit structures

Single family dwellings with private open space indicate a relatively low need for public recreational facilities--particularly playlots and local parks.

e. age group concentrations

Children under 18 and persons over 65 have a relatively high need for local public recreation opportunities because of their economic limitations and low mobility combined with a fairly high degree of leisure time. Concentrations of persons 18-24 indicates a middle range requirement, higher than for persons 24-64 but less than for children or elderly.

f. young families with working mothers

Areas in which there is a high percentage of mothers who work require a substantial amount of play facilities, capable of sustaining activity for long periods of time. There is also a greater need for publicly sponsored supervision and attention.

g. juvenile delinquency

High rates of juvenile delinquency indicate areas in which there are intense needs for both recreation facilities and programs for the young.

Other factors influencing recreational preferences and requirements, but not considered here, are ethnicity, race, and education. As yet, recreational implications of these factors are only imperfectly understood.

2. Procedure

In order to establish a priority ranking of geographic areas on the basis of recreation need, an index of need was developed from the socio-economic factors discussed above. The system was designed so that low scores indicate greater need. First, each census tract received a rank from 1 (highest priority) to 5 (lowest priority) for each factor. Then the factors were weighted according to relative importance in determining recreation need. Density and income, the most important factors, received the lowest point value. Percent of population under 18 and over 65 were considered next in importance and received a somewhat higher point value. The rank for each factor was then divided by the appropriate point value to obtain a score for each factor for each census tract. Scores for all relevant factors were then added and the totals ranked to create groupings indicating priority.

Census Tract	Density rank/p.v.=score	Income rank/p.v.= score	Under 18	Over 65	Re. Crd.
B 3	100/1.0=100	100/1.0=100	100/1.7=59	400/1.7=235	100/2.0=50
		Agas 18-24 400/3.3=121	Juv. Del. 400/5.0=80	Wkng. Mothers 500/5.0=100	Single Unit Struc. 100/5.0=20
		Total raw score =865 Final priority rank=1			

Two maps illustrating priority areas were produced. The first map indicates all six priority categories, and the second generalizes these priorities to three categories.

3. Results

With one exception, the areas found to have the highest priority ranking are those in which public housing projects are located. The only non-housing project area to have high priority is a part of the North End.

The next highest category is found in the rest of the North End, much of the South End and lower Roxbury and the portions of South Boston and Brighton in which housing projects are located. With the exception of the Brighton sub area, all of the above lie within two miles of the central business district.¹

Areas of medium priority lie generally within three miles of the central business district. Included here is the part of Charlestown which is not high priority, South Cove, much of the western portion of South Boston, most of East Boston, Parker Hill-Fenway, Roxbury-North Dorchester, and part of Jamaica Plain.

¹ Measured from Winter-Summer and Washington Streets

In general, the low priority areas are those which are furthest from the central business district and most suburban.²

B. Recreational Requirements

1. Approach

Age group distribution has been used as the principal determinant of an area's recreational requirements. The presence of pre-school children, for instance, suggests a need for facilities suited to that age group--play lots and neighborhood parks. Teen-agers and young adults, on the other hand, require playfields and recreation centers sustaining such activities as baseball, football, tennis and swimming.

The age groups and the local recreation facilities they require are as follows:

pre-school	playlots and neighborhood parks
6-13	playgrounds
14-17 and 18-24	playfields
over 65	neighborhood parks, vest pocket parks

Where there is a concentration of a particular age group in an area, there should be an emphasis on facilities geared to that age group. Where there is no predominant group, a balanced program of various types of facilities should be provided.

Two other indicators of specific requirements are high rates of juvenile delinquency and working mothers. Both of these suggest a particular need for child-oriented facilities.

2. Procedure

On the basis of population distribution maps¹ primary and secondary concentrations² of various age groups have been mapped and overlaid. Because concentrations indicate absolute numbers rather than percentages, there is the possibility that in high density areas, there will be

2 Notable exceptions are Back Bay and Beacon Hill, where high income compenstates for high density

1 Source: 1960 Census

2 "primary"
"secondary"

concentrations of many or all age groups, whereas in low density areas there may be no concentrations for any age group because of the more dispersed nature of the population.

3. Results

Primary concentrations of pre-school and/or elementary school age children exist in several areas of the city. In all but one of them--the North End--the area includes a major housing project. Thus, an emphasis of playlots and playgrounds is indicated for the Columbia Point, Bromley-Heath, Orchard Park, Cathedral and Charlestown housing projects.

Secondary concentrations of pre-school and elementary school age children are found in almost the entire residential area of East Boston, as well as the non-housing project portions of South Boston and Charlestown. In most of Roxbury-North Dorchester, and the Mission Hill housing project in Parker-Hill Fenway, secondary concentrations of children exist, indicating a need for playlots and playgrounds.

Neighborhood parks are required for the concentrations of persons over 65 in the intown areas of Back Bay, Beacon Hill, North End, South End and in the Fenway area near Massachusetts Avenue. East Boston also has a secondary concentration of elderly and Brighton's southeastern border has primary and secondary concentrations of elderly. Small groupings of persons over 65 also exist at the Columbia Point housing project, in the northeastern portion of Roslindale and near Franklin Field in Dorchester.

No particular age group concentrations occur in Orient Heights, West Roxbury, or most of Roslindale, Dorchester, Hyde Park, Jamaica Plain, and Brighton. Parker Hill-Fenway also has several sub areas in which no particular group predominates. A wide range of facilities should be provided in those areas.

Juvenile delinquency shows a strong zonal pattern. The areas with the highest rate of juvenile delinquency are on the perimeter of South End, the northern section of Washington Park, the western portion of South Cove, and the "D" Street housing project in South Boston.

The next highest category is found in the remainder of Roxbury-North Dorchester and the South End and portions of South Boston, Beacon Hill, Charlestown, Jamaica Plain, the North End and East Boston.

The lowest rate of juvenile delinquency is found generally in the outer planning areas. Some notable exceptions are low juvenile delinquency ratings in the northern section of Back Bay, the chinese section of South Cove, most of the North End, and the central portion of South Boston.

Concentrations of working mothers are found in certain of the inner planning areas. Most of Back Bay and Roxbury-North Dorchester and the western section of Charlestown have large concentrations of working mothers. The area near the Fens (Parker Hill Fenway) and the back side of Beacon Hill, the southwest portion of South End, and the eastern section of South Cove also have a heavy concentration of working mothers.

APPENDIX

RECREATIONAL FACILITIES AND NEEDS SUMMARIZED BY PLANNING AREA

Back Bay

A. Evaluation of Facilities

1. Adequacy

Although having almost no facilities of its own, Back Bay is fairly well served by park and playfield facilities on the Charles embankment. However, 66 percent of the population is unserved by standard playgrounds.

2. Accessibility

Access is limited across Storrow Drive to the Charles Embankment. Pedestrian overpasses occur at 4 spots but Storrow Drive still presents a psychological and physical barrier - particularly to use by small children. The other facilities in the area - both parks - are surrounded by heavy traffic streets.

3. Condition

Commonwealth Avenue Mall and Copley Square/Trinity Triangle are receiving major improvements under the Urban Beautification and Back Bay renewal programs.

4. Character

Back Bay's only facilities are formal urban parks.

B. Socio-Economic Characteristics

Back Bay has large concentrations of the elderly and young adults, especially students. Most of the area ranks in the middle and upper income levels, and over 40% of the males work in professional, technical and managerial positions. The southeastern portion, however, which is adjacent to the South End, has a low median income (under \$5,000) and a high degree of juvenile delinquency.

C. Implications for Recreational Facilities

Back Bay has three sub-areas differing in priority for recreational facilities. Immediately northeast of W. Newton Street is a high priority area where the high incidence of juvenile delinquency suggests a need for facilities oriented to children and teenagers. Southwest of W. Newton Street is a medium priority area with no special requirements indicated. North and west of Boylston Street is a low priority area in which there are concentrations of the elderly and young adults. Emphasis here should be on vest pocket parks.

Beacon Hill - West End

A. Evaluation of Facilities

1. Adequacy

Because of facilities located outside its boundaries, Beacon Hill is fairly well served according to standards of service area.

2. Accessibility

Two small playlots in the area have no important barriers to their use. The play areas located in Boston Common are less accessible, being on the fringes of the neighborhood and separated from it by Beacon Street. The playfield on the embankment must be reached by a pedestrian bridge across Storrow Drive.

3. Condition

The playlots are in poor condition. Facilities in the Common and the Charles Embankment which serve the area are in fair to good condition.

4. Character

Both neighborhood facilities are typical playgrounds - not particularly interesting or attractive. The Boston Common, Public Garden, and Charles Embankment, however, offer unparalleled opportunities.

B. Socio-Economic Characteristics

Highly urbanized like the Back Bay, Beacon Hill-West End is characterized by large concentrations of young adults, the elderly, and by a tendency towards non-family groups.

Two sub areas can be distinguished in the "front" and "back" sides of the Hill. The front, or southeast, side is one of two areas having the highest median income in Boston, and occupational status is correspondingly high. The back, or northwest, side has a somewhat lower income level, and a higher incidence of juvenile delinquency.

C. Implications for Recreational Facilities

In spite of its high density, the planning area ranks only in the low and middle range of priority because of fairly high incomes. Concentrations of the elderly in both sub-areas may indicate a special need for small sitting parks. Young adults in the area should be able to use the playfield on the embankment.

Brighton

A. Evaluation of Facilities

1. Adequacy

Brighton meets recommended standards for acres/1,000 population, but the size and distribution of facilities leaves many residents unserved by standard parks and play areas.¹

2. Accessibility

The area is severed from the Charles River embankment by both Soldiers' Field Road and industrial land uses. Access to the other major facility - the Brighton-Chestnut Hill Park and Reservoir-is also hindered by rapid traffic on Beacon Streets and Commonwealth Avenue. Seven other facilities have some sort of traffic barrier. Four are easily accessible.

3. Condition

Approximately 43 percent of Brighton's facilities receive poor basic maintenance, and half of the total receive poor routine maintenance. Two facilities are inadequately developed.

4. Character

Brighton has some variety in its facilities, offering a natural pond, skating rink, pool, and reservoir in addition to conventional playgrounds and playfields. The area benefits from varied topography and some fine trees.

B. Socio-Economic Characteristics

Income generally rises from east to west in Brighton, ranging from a median income under \$6,000 to over \$7,000. There are no important concentrations of working mothers and incidence of juvenile delinquency appears to be low.

Along the Brookline border are primary and secondary concentrations of elderly and young adults. A concentration of the latter group is also found in the central portion of the planning area.

¹ 36% unserved by standard playgrounds.
8% unserved by standard playfields.
41% unserved by standard local parks.

C. Implications for Recreational Facilities

The only high priority sub-area in Brighton is one containing public housing near Commonwealth Avenue and Washington Street. As each age group is well represented in this sub-area, the recreational requirements are for a balanced program of facilities.

The rest of Brighton falls into the low priority category. Along the Brookline border, the concentrations of elderly and young adults suggest an emphasis on park and playfield facilities. A playfield should also be available to the young adults living near the center of Brighton.

Charlestown

A. Evaluation of Facilities

1. Adequacy

Charlestown ranks among the best served planning areas in acres/1,000 population for playgrounds and playfields. Furthermore, the facilities are so distributed that most residents are served by play areas.²

Although the area has an insufficient amount of land in local parks, it is distributed so that all but 4 percent of the residents are within easy walking distance of a neighborhood park.

2. Accessibility

Eight of Charlestown's twelve facilities have no major barriers. The other four all abut barriers caused by traffic. The most important instance is that of Barry playground, which is severed from the housing project it serves by a street carrying rapidly moving trucks. Ryan playfield is difficult to reach because of the converging street pattern.

3. Condition

Half of Charlestown's facilities receive poor basic and poor routine maintenance. (All are scheduled for improvement under the urban renewal program).

4. Character

The area benefits from having several parks which, although formal, differ slightly in character. The playgrounds are exceptionally dull and unvaried.³

²6% live farther than 1/2 mile from a playground.

³Since this report, improvements have been made to several facilities under the urban renewal program.

B. Socio-Economic Characteristics

In the area in which the public housing is located, there are primary concentrations of pre-school and elementary school age children, and the median income is low - under \$5,000. The rest of Charlestown has secondary concentrations of pre-school, elementary school and teenage children, and the income level is slightly higher - although less than \$6,000. Room crowding exists in most of the area, particularly the housing project. A moderate degree of juvenile delinquency is evident throughout.

C. Implications for Recreational Facilities

Because of the age group concentrations and economic level of Charlestown, there is a need for public facilities for active recreation-playlots, playgrounds, and playfields and facilities for family activities. Emphasis should be placed on improving and making accessible existing facilities in the area.

Dorchester

A. Evaluation of Facilities

1. Adequacy

Adequate by recommended standards for acres/1,000 population for playgrounds and playfields, Dorchester is served in practically all areas by some kind of facility for active recreation. However, there is a heavy dependency on playfields to function as playgrounds.

Dorchester is not so well served by neighborhood parks. Approximately 50 percent of the residents of the area do not live within the service area of a neighborhood park.

2. Accessibility

Half of Dorchester's 34 local facilities have barriers of some kind, and seven of these have multiple barriers. The most critical situations exist where the Southeast Expressway and Morrissey Boulevard serve as major barriers to several playgrounds and beaches on the eastern edge of Dorchester, and where the Metropolitan Reservation on the Neponset marshes is severed from nearby residential areas by MBTA lines. In addition, heavy traffic streets interrupt the service areas of four facilities - including Franklin Park - and collector streets abut six other facilities.

3. Condition

Half of Dorchester's facilities receive poor basic maintenance, and three of them (totalling 6.09 acres) are undeveloped or virtually unusable.

Twenty of the area's thirty-four facilities appear to receive poor routine maintenance.

4. Character

Dorchester benefits somewhat by its coastline in having a few facilities at water's edge. However, these generally do not take particular advantage of their sites and are fairly drab. (nb. Malibu Beach, Tenen Beach, McMorro Playground).

Similarly, Dorchester has local facilities on the Neponset River but the potential of this resource is almost totally unrealized. The area has few small playgrounds of note but its larger playgrounds are somewhat more interesting than in-town counterparts, having more varied topography and fine trees. Savin Hill Park has exceptionally fine views of the harbor.

B. Socio-Economic Characteristics

In a general way, income and occupational status rise and density decreases from north to south. In most of the area, the predominant occupational category is that of craftsmen, foremen, operatives, and laborers. However, sales, clerical, and service workers predominate in the vicinity of Pierce Square.

Sub-Areas which can be identified are:

a) Columbia Point:

Columbia Point housing project has the highest density, highest incidence of room crowding, and the lowest income (under \$5,000) in the area. It has concentrations of elderly, pre-school and elementary school ages.

b) Savin Hill:

This area is located in the same census tract as Columbia Point and therefore shares statistically the characteristics of the above area. However, we know that Savin Hill is not as densely populated as Columbia Point and has a higher income level.

c) Area east of Franklin Park to Railroad Tracks:

In this section, which has a median income of less than \$6,000, there are secondary concentrations of pre-school and elementary school ages in the northern portion. A small concentration of elderly occurs near the intersection of Talbot Street and Blue Hill Avenue.

d) Dorchester north of Park Avenue:

In general, the median income is under \$7,000. Along the Roxbury-North Dorchester border there are secondary concentrations of pre-school and elementary school age children.

e) Dorchester south of Park Avenue:

Most of this area has a median income of less than \$7,000. However, there are two portions of this sub-area where the median income is over \$7,000. These two sections are southwest of Fields Corner and between Pierce Square and Peabody Square.

C. Implications for Recreational Facilities

Columbia Point is a high priority area in which playgrounds, playlots, and neighborhood parks are required for the large numbers of children and elderly who live in the housing project.

Middle priority areas exist in Savin Hill and the sub-area east of Franklin Park.

The remainder of Dorchester is in the low priority group with no predominant age group.

East Boston

A. Evaluation of Facilities

1. Adequacy

East Boston is theoretically well served by its playfields - in the form of the East Boston Stadium facility. The area exceeds recommended standards at .60/1,000, and all residents are within a reasonable service area.

The area is not well served by playgrounds, missing the recommended acres/1,000 (at .34/1,000) and leaving 20 percent of the population unserved.

Grossly inadequate in terms of local parks, East Boston fails to provide neighborhood facilities for 65 percent of its residents.

2. Accessibility

Access to the East Boston Stadium is severely limited - on the northwest by MBTA tracks at ground level and with few crossovers, and to the south and southwest by the high speed service road to the airport.

The other facilities in the area appear to have no major barriers to their use.

3. Condition

Four of East Boston's six facilities which were surveyed appeared to receive poor basic maintenance, and half of the six receive poor routine maintenance. The once handsome White Fund park has been abandoned and is in appalling condition.

4. Character

East Boston has a fairly good range of types of facilities, although none are particularly attractive or interesting. The area could use a large park and could take better advantage of its harborside location.

B. Socio-Economic Characteristics

East Boston has substantial concentrations of pre-school, elementary school, and elderly persons. In the vicinity of the

housing project, income is lowest (less than \$5,000), and there is a minor concentration of working mothers. Elsewhere, median income is generally less than \$6,000, and the predominant occupational category is that of craftsmen, foremen, operatives and laborers. The juvenile delinquency rate is in the middle range.

C. Implications for Recreational Facilities

East Boston has several areas differing in priority. In the highest priority category is the area in which the public housing is located. Two sub-areas fall into the middle priority category. These are the area southwest of Cottage Street and the area situated north of the Boston and Albany Railroad and west of Putnam Street. Two other sections of East Boston are low priority.

Because of the convergence of various age group concentrations and the prevalence of family groups, the area requires a balance of various types of local facilities.

Downtown - Downtown North (including North End, South Cove)

A. Evaluation of Facilities

1. Adequacy

The area is very inadequate by standards of acres/1,000 for playgrounds (.26) and playfields (0). Furthermore, although North End and South Cove are covered by the service areas of play facilities, some of these facilities are separated by physical barriers and districts of different use and character. (for example, Rotch Playground in the South End, the the playfield on the Charles Embankment).

About 16 percent of the area's population is unserved by local parks. Most of these people live in the North End.

2. Accessibility

Boston Common and the Public Garden ⁴ are surrounded by heavy traffic streets which inhibit their local use somewhat - at least in terms of the play facilities provided.

In the North End, the principle access problem is in the presence of Atlantic Avenue severing the North End Beach and Playground from the residential area. Most of the other facilities are free of significant barriers.

No facilities are actually located in South Cove.

3. Condition

Facilities in the North End appear to be among the worst maintained - both in basic and routine maintenance - in the City. Only Copps Hill Terrace and Polcari Playground could be said to be in fair condition.

4. Character

The North End provides more variety in its facilities than do most of the planning areas. In addition to some conventional, drab playgrounds, the area offers a playground interesting in

⁴ These are considered part of the major park system.

topography and form, a park similarly distinguished, and a handsome - if shabby - urban plaza oriented to two historic churches.⁵

B. Socio-Economic Characteristics

The planning area has two very distinct sub-areas separated from each other by the central business district.

A decidedly Italian community, the North End has a very high density and a median income generally under \$5,000. One section has an income level which is somewhat higher - between \$5,000-\$6,000 - and the occupational status is correspondingly higher. Major concentrations of pre-school and elementary school ages and minor concentrations of elderly and teenagers are found in the district. Delinquency does not appear to be a significant problem.

South Cove also has a low income level - under \$5,000 - but whereas the North End's principal occupational category is that of craftsmen, foremen, operatives and laborers, South Cove's major category is of clerical, sales and service positions. The western portion of South Cove has a very high rate of juvenile delinquency, whereas the eastern portion - where Chinese population is concentrated - has a very low rate of delinquency.

C. Implications for Recreational Facilities

The North End ranks along with several housing projects in the City in the highest priority category. Concentrations of all age groups require a balanced plan of local facilities. South Cove is, with the exception of two very small areas, in the middle priority category. As with the North End, a balance of various types of recreation facilities is desirable.

⁵ The Copps Hill Cemetery, not included in this study as a local facility, functions as a park to some degree and is an attractive and interesting resource.

Hyde Park

A. Evaluation of Facilities

1. Adequacy

The area ranks among the areas having the highest rate of acres/1,000 in playgrounds (.90/1,000) yet almost 50 percent of the population is unserved because of the uneven distribution of playground facilities.

Hyde Park has an adequate amount of playfield acreage and all residents live within a mile of this type of facility.

There are almost no neighborhood parks in the area.

2. Accessibility

Rapidly moving traffic on Truman Highway limits the accessibility of the Martini Playground. The service area of Readville Playground is interrupted by a major barrier in the form of the converging railroad lines. Streets carrying fairly heavy traffic abut four other playgrounds.

3. Condition

Hyde Park's 13 local recreation facilities seem to receive the best maintenance in the City. Only two facilities - including an abandoned playground - appear to be in poor basic condition, and only one playground in operation seems to receive little routine care.

4. Character

Aside from elements of the major park system which serve Hyde Park, recreation facilities in the area are not particularly varied or interesting. All are playgrounds and playfields, differing principally in the surface (asphalt or turf) and extent of vegetation.

B. Socio-Economic Characteristics

Hyde Park is an area of moderate incomes in which the predominant occupational category is that of craftsmen, foremen, etc. Since this is a fairly suburban planning area, there is a relatively high

degree of family orientation evident? Juvenile delinquency does not appear to be a problem.

C. Implications for Recreational Facilities

The entire planning area is in the low priority category. The area near the Riverside housing for the elderly has a minor concentration of pre-school aged children making this section a desirable location for a playlot. South of Truman Highway there are minor concentrations of elementary school and pre-school age children having a particular need for playgrounds. Due to the suburban character of the area, there is little need for neighborhood parks.

Jamaica Plain

A. Evaluation of Facilities

1. Adequacy

Jamaica Plain has few local facilities within its boundaries but is served by facilities in adjacent areas and by elements of the major park system. In this way, all of the residents of the area live within 1 1/2 miles of a playfield, and a comparatively low 14 percent live more than 1/2 mile from a facility serving as a local park.

Jamaica Plain compares with other medium density areas in acres/1,000 population for playgrounds - meeting recommended standards. About 20 percent of the population is unserved by standard size facilities, but about half of these are partially served by smaller playgrounds.

2. Accessibility

Rapidly moving traffic on the Arborway hinders easy access to Olmstead Park, Jamaica Pond and the Arboretum. This is particularly important to use by mothers with small children and by the elderly.

The other principle access factor in Jamaica Plain is the presence of the New Haven Railroad line which serves as a partial physical barrier and probably a psychological barrier to the use of several small playgrounds.⁷

3. Condition

Six of the eleven facilities (55%) surveyed in Jamaica Plain appeared to receive poor basic maintenance. Routine maintenance seems somewhat better with four facilities in poor condition. Two small play areas are undeveloped.

⁷ These playgrounds are in the path of the proposed Southwest Expressway.

4. Character

Benefitting, of course, from the natural beauty of the Jamaica Pond area and the Arboretum, Jamaica Plain also has several play areas which differ slightly from the typical. Horan Street, Albert Street and Mozart Playgrounds are all hard paved and have little landscape or topographical interest, but they do have fairly modern equipment. The area does not have much in the way of small urban parks.

B. Socio-Economic Characteristics

Jamaica Plain is for the most part in the moderate income range, \$6-7,000, with the northern part in the \$5-6,000 range. The predominant occupational category is that of craftsmen, foremen, operatives, and laborers.

The section of Jamaica Plain just north of the Arboretum is quite different from the rest of the planning area. Here the median income is over \$7,000, and there is no predominant occupational category. Moreover, the juvenile delinquency measurement is in the lowest of the categories whereas it is in the middle range for the rest of Jamaica Plain. For these reasons, the area north of the Arboretum is more like West Roxbury or Roslindale than the rest of Jamaica Plain.

C. Implications for Recreational Facilities

This planning area has one sub-area of high priority, that consisting of the Heath Street and Bromley Park public housing. A middle priority area roughly bounded by Forbes Street, Centre Street, and Lamartine Street lies just to the south of the housing development. A large concentration of children ages 0-13 coincides with these two sub-areas indicating that playgrounds and playlots are required there.

Another middle priority area, with no distinguishing age groups, exists to the east of Jamaicaaway. The remainder of the planning area is in the low priority category. These two sub-areas would appear to need a fairly balanced program of open space facilities.

Orient Heights

A. Evaluation of Facilities

1. Adequacy

The area is fairly adequately served by playgrounds and playfields, comparing favorably with other areas in both acres/1,000 and service area coverage.

On the other hand, Orient Heights is the area least well served by neighborhood parks. It has no local facilities and its only frontage on a major park facility is on Orient Heights Beach - which can serve the function of a neighborhood park only under limited circumstances.

2. Accessibility

A heavy traffic street (Bennington) passes through Orient Heights separating half the residential area from Noyes Playground (and the other half from Orient Heights Beach). Noyes also abuts a collector street.

3. Condition

Orient Heights two local facilities are both poorly maintained.

4. Character

Both facilities are conventional and not particularly attractive.

B. Socio-Economic Characteristics

This planning area, unlike the previous one, is quite homogeneous. The median income is \$5-6,000, and the major occupation category is that of craftsmen, operatives, foremen, and laborers. Like East Boston, this is a neighborhood with a strong Italian heritage.

C. Implications for Recreational Facilities

The entire planning area is in the low priority group. As there are no particular concentrations of age groups, a balance of all types of facilities is desirable.

Parker Hill - Fenway

A. Evaluation of Facilities

1. Adequacy

The area meets recommended standards for acres/1,000 for playgrounds and playfields. The entire area lies within 1 1/2 miles of a playfield facility, but about 1/3 of the residents are not within easy walking distance of a standard facility.

2. Accessibility

As in the Back Bay, Storrow Drive serves as a physical and psychological barrier to local use of the Charles embankment (two pedestrian bridges cross the expressway). Rapidly moving traffic along the Riverway limits access by the young and old to the parkland. Traffic on the Fenway and Park Drive, though somewhat less heavy, is also fast moving and a factor hindering easy access. Two other facilities abut collector streets.

3. Condition

All three of Parker Hill Fenway's local facilities are in poor condition receiving inadequate basic and routine maintenance.

4. Character

Mission Hill and McLaughlin are both turfed play areas with conventional equipment and general drab appearance. Joslin Park is simply a grassed plot of land with overgrown weeds.

B. Socio-Economic Characteristics

Parker Hill-Fenway appears to be a diverse area. Income levels and occupational status decline from north to south. Near the Kenmore Square area, which is the most urbanized section, the median income is over \$7,000, and the predominant occupations are professional, official, or managerial in nature. Just north of the Fens the income decreases to \$5-6,000 with no predominant occupational category. South of the Fens, the median income is in the under \$5,000 category with the predominant occupations those of craftsmen, foremen, operatives, and

laborers. Concentrations of working mothers with young children exist both north and south of the Fens. In the latter area this characteristic coincides with a secondary concentration of pre-school children. A strong Irish orientation exists in the Mission Hill area.

C. Implications for Recreational Facilities

The Mission Hill Extension Housing Development is the only high priority portion of this planning area. Minor concentrations of ages 0-13 would indicate a need for playground facilities. A playlot is also needed in the vicinity of the Mission Hill public housing where many pre-school children live.

The middle priority area of Parker Hill Fenway consists of the central portion of the planning area. As with the whole planning area, a large concentration of young adults requires the development of playfield facilities.

One low priority area with no special age group concentrations exists south of Harvard Medical School and another lies north of the Boston and Albany tracks. The latter section has a primary concentration of young adults which creates a need for a playfield.

Roslindale

A. Evaluation of Facilities

1. Adequacy

Just barely adequate by standards for acres/1,000 for playgrounds and playfields, Roslindale suffers from poor distribution of these facilities. Approximately 40 percent of the area's residents are unserved by standard facilities.⁸

Roslindale has no neighborhood parks. It is partly served by the Arboretum and Stony Brook Reservation, but almost 35 percent of the population lives more than 1/2 mile from these facilities.

2. Accessibility

Local use of the Arnold Arboretum is limited by several factors. Railroad tracks serve as a major physical and psychological barrier to the southeast, and rapidly moving traffic passes by the western and northeast edges of the Arboretum. In addition, fences surrounding the facility restrict pedestrian access.

Three playgrounds in the area have railroad tracks on one side and heavy traffic streets on the other.

3. Condition

Three of Roslindale's six facilities appear to receive poor basic maintenance. Two of the six receive poor routine maintenance as well.

4. Character

Roslindale's local facilities are playgrounds either of the asphalt paved or turfed variety - with generally conventional equipment. Fallon Field has some slight topographical interest.

⁸ Some residents are partially served by smaller (2 acre) facilities.

B. Socio-Economic Characteristics

In Roslindale, there is one section, near the Brookline border, where the median income is above \$7,000, and craftsmen, foremen, etc. outnumber other occupations. The southern portion of the planning area is generally in the \$6,000-\$7,000 range with one small area under \$6,000. No occupational category predominates. As a whole, Roslindale has a high orientation to familism, the only exception being an area near Hyde Park in which there is a secondary concentration of working mothers. Only two other planning areas, West Roxbury and Hyde Park, have as high an index of "familism". The middle range of delinquency is evident in this GNRP.

Southwest of Forest Hills Cemetery is located a small pocket which has some interesting characteristics. Here there are minor concentrations of pre-school ages and the elderly. In addition, there is a fairly high rate of room crowding and over 30% of the population is in non-family units.

C. Implications for Recreation Facilities

There are three middle priority areas in Roslindale. Two of these coincide with public housing (Archdale and Washington-Beech) and have a great number of pre-school children who would benefit from playlots. The third medium priority area lies between Forest Hills Square and Forest Hills Cemetery. This section of Roslindale, which has many elderly inhabitants would be an excellent location for a passive sitting park.

The great majority of the planning area is in the low priority group with a balance of facilities required.

Roxbury-North Dorchester

A. Evaluation of Facilities

1. Adequacy

The area barely meets recommended standards of acres/1,000 population. Although all residents live within a reasonable service area of a playfield, 40 percent live outside the service area of a standard playground. (About half of these are partially served by small playgrounds).

In terms of neighborhood parks, Roxbury-North Dorchester is served partly by small facilities and partly by Franklin Park. Together these facilities serve all but about 26 percent of the population.

2. Accessibility

Rapidly moving traffic occurs along the northern edge of Franklin Park somewhat limiting local use by young children and the elderly. Heavy traffic on collector streets about three playgrounds in the area. The area rates fairly well by this criterion.

3. Condition

In spite of new and rehabilitated parks and playgrounds in Roxbury-North Dorchester, nine of the area's twenty facilities appear to be in very poor basic condition. Eleven (55%) seem to receive poor routine maintenance. Two small playgrounds are undeveloped and a third abandoned. In addition, Madison Park and Orchard Park are barely usable.

4. Character

Roxbury-North Dorchester has benefitted by the construction of new facilities in the Washington Park urban renewal area. A new playground with modern equipment, two formal urban parks and an urban plaza have been constructed or rehabilitated. The area also benefits from the natural attractiveness of Washington Park. The rest of the area's local facilities are generally fairly drab and uninteresting, with the exception of Howe's Playground with its rock outcroppings, and the White Fund wading pool.

B. Socio-Economic Characteristics

This area has a number of conditions which would indicate a need for recreation facilities. Most of the city's Negro population reside in Roxbury-North Dorchester, and a high degree of room crowding occurs in most of the area. Generally, the income level is below \$5,000 or between \$5,000 and \$6,000. The occupations predominating are craftsmen, foremen, laborers, and operatives. Secondary concentrations of pre-school ages, elementary school ages, and teenagers occur in the area. There is also a large number of working mothers with young children. Most of Roxbury is in the second highest category of juvenile delinquency with the northern most section of Washington Park Renewal Project ranking in the highest category.

C. Implications for Recreational Facilities

Because of the concentrations of those under 18, child oriented facilities of various types are required. Two areas of high priority are apparent. One of these areas consists of the Orchard Park housing project south to Moreland Street. This sub-area is characterized by a concentration of elementary school ages more intense than the rest of Roxbury. The other crucial section is that between Madison Park and Dudley Street.

Three low priority areas occur in the extreme east, south and west of this planning area. The western portion is near Academy Homes, the southern portion is south of Crawford Street, and the eastern portion is between Columbia Road and the NYNHH tracks. The remainder of the planning area is in the middle priority category and, as was mentioned before, has numerous children under 13. A rather high incidence of juvenile delinquency suggests that the need for recreation facilities is fairly intense.

South Boston

A. Evaluation of Facilities

1. Adequacy

South Boston is well served by the playfield facilities at Columbus Park. The size of the facility (57 acres) gives the area the highest rate of acres/1,000 meeting even "typical" standards. Most residents live within 1 1/2 miles of Columbus Park.

The area is not so well served by local playgrounds. It does not meet recommended standards of acres/1,000, and close to 40 percent of the residents are unserved by standard facilities. However, some smaller playgrounds partially serve the northwest corner of the area.

2. Accessibility

Most of South Boston's local facilities have no major barriers to their use. Columbus Park has streets carrying fairly fast moving and occasionally heavy traffic, but this is not a serious problem for a playfield. Collector streets are present at Christopher Lee Playground, and Independence Square and also extend along the length of the South Boston Beach area.

3. Condition

Five of South Boston's eight local facilities surveyed apparently receive poor basic maintenance. Four seem to receive poor routine maintenance. One small playground is undeveloped and a second is paved but has no equipment.

4. Character

Other than the major park system elements along the South Boston shoreline, the chief open space asset is Telegraph Hill, which has a fine site and is attractively laid out. South Boston has two other fairly formal parks of a similar style. The rest of the developed facilities are conventional playgrounds paved and unpaved. (One is distinguished by a wading pool).

B. Socio-Economic Characteristics

The median income in South Boston increases from west to east. At the Castle Island end of the peninsula the income is between \$6,000 - \$7,000, but close to the industrial section of South Bay the income is less than \$5,000. Generally the predominant occupations in South Boston are that of craftsmen, laborers, foremen, and operatives, with a slightly higher job status found in the section just west of Columbus Park. Room crowding is evident in the western portion of the planning area. All four categories of juvenile delinquency are represented in South Boston, the highest of which occurs again in the west where the "D" Street housing project is located. Concentrations of pre-school ages, elementary school ages, teenagers, and young adults are evident in various portions of South Boston.

C. Implications for Recreation Facilities

All of South Boston possesses secondary concentrations of teenagers and elementary school aged children. In the section south of Broadway, this concentration of ages 6-13 intensifies. Furthermore, there is a primary concentration of pre-school ages north of "F" Street. Just north of Day Boulevard is a small aggregation of young adults. Thus, playground facilities, particularly in the southwest, playlots, particularly in the northwest, and a playfield near Day Boulevard would be appropriate for South Boston.

In planning such facilities, the high priority areas, D Street and Old Colony public housing, should be considered first. Harbor Village and the area between Dorchester Street and D Street are next in priority. The remainder of South Boston, a section north of Harbor Village and everything east of Thomas Park, is low priority.

South End

A. Evaluation of Facilities

1. Adequacy

In local parks, playgrounds and playfields, the South End fails to meet acres/1,000 recommended by this report. But, in a pattern similar to that of the North End, the high density of the area and the dispersion of small sites gives the area a higher service area coverage than one would expect.

Approximately 25 percent of the area is unserved by standard size playgrounds but smaller facilities partially serve some of the residents. Only two percent of the population lives more than 1/2 mile from a local park.

Technically, all of the South End is within 1 1/2 miles of a major playfield, but the facilities serving the South End are difficult to reach. Smaller facilities partially fulfill this requirement.⁹

2. Accessibility

One heavy traffic street passes between Carter Playground and the residential area it serves. Another cuts between two parks which serve as a pair: Franklin and Blackstone Squares. A railroad right-of-way serves as a barrier to Carter Playground and three small playgrounds or tot lots in the northwestern section of the South End. O'Day Playground abuts a collector street which actually supports fairly heavy traffic.

3. Condition

Of eleven facilities surveyed, five appear to receive poor basic and poor routine maintenance. Of these, three small playgrounds are barely usable, being either undeveloped or consisting of pavement with no equipment.

⁹ Carter Playfield (almost 5.00 acres) has a softball field, and football field and asphalt tennis courts and concrete stadium.

4. Character

The South End has several pleasant mall-like parks, varying somewhat in size and extent of landscaping. Franklin and Blackstone Squares are parks of the formal variety found in many other sections of the city. O'Day Playground has fairly contemporary play equipment. The rest of the play facilities are conventional and drab.

B. Socio-Economic Characteristics

The South End, in which 40-50% of the population is Negro, has a median income of less than \$5,000. The northern portion close to downtown has a higher rate of urbanization and a slightly higher occupational status (clerical and sales) than the rest of the area. A large concentration of elderly persons is found throughout the South End, and at least 30% of the population lives in non-family groups. These demographic phenomena are indicative of a large population of lodgers. In the southwest, slight concentrations of young adults and of working mothers occur. Juvenile delinquency appears to be a significant problem especially in the northern part.

C. Implications for Recreation Facilities

Most of the South End north of Franklin and Blackstone Squares is in the high priority category. Since the South End as a whole is characterized by a large proportion of elderly people, small sitting parks are needed throughout the area. North of and including the Cathedral housing development is a major concentration of elementary school children requiring playground facilities. The Lenox Street housing and surrounding blocks create another high priority area. As in the middle priority area south of Blackstone and Franklin Squares, facilities for the young adults who inhabit this portion of the South End are necessary. The Castle Squares area and the portion to the west are in the medium priority group. The comparatively high incidence of juvenile delinquency suggests that child-oriented recreation facilities are needed.

West Roxbury

A. Evaluation of Facilities

1. Adequacy

West Roxbury appears to have an adequate amount of playground and playfield space in terms of acres/1,000. The entire population is within at least 1 1/2 miles of a standard playfield. However, several neighborhoods are lacking in playground facilities, putting a high 43 percent of the population beyond a reasonable service area of a standard playground. West Roxbury has almost no local parks although parts of the major park system may serve as such.

2. Accessibility

Streets carrying heavy and/or rapidly moving traffic abut two playgrounds as well as Havey Beach and western edge of Stoney Brook Reservation. These could hinder use by children unattended by parents.

3. Condition

Half of West Roxbury's six facilities are in poor condition, apparently receiving poor basic and poor routine maintenance. Two facilities totalling 1.24 acres are undeveloped.

4. Character

West Roxbury profits from two components of the major park system - Stoney Brook Reservation and Havey Beach. Its strictly local facilities are conventional play areas.

B. Socio-Economic Characteristics

Near the Brookline border, where there is no predominant occupational category, the median income is above \$7,000. In the lower portion of the planning area, the income is slightly lower - between \$6,000 and \$7,000, and over 40 percent of the males are craftsmen, foremen, etc. One census tract west of the West Roxbury parkway has a median income over \$8,000 and is predominantly professionals.

The planning area has a high degree of "familism" and a low degree of juvenile delinquency, a situation which is similar to that in Hyde Park. The population is fairly dispersed so that no concentrations of age groups are apparent.

C. Implications for Recreational Facilities

This largely residential planning area is among the low priority group. Because of its suburban character, West Roxbury has less need for parks than for playgrounds and playfields. Family activities are recommended for this portion of the city.

